

ZONING BOARD OF APPEALS  
THE CITY OF LONG BEACH  
DECISIONS  
May 24, 2018

Appeal to the Zoning Board of Appeals of the City of Long Beach, New York for the administrative review of, inter alia, the Building Commissioner's Extension of Building Permit No. 56642, issued in connection with a Resolution of the Zoning Board of Appeals in Zoning Board Case No. 2367, in the Application of Shore Road-Long Beach Superblock, LLC, affecting the premises known by and as: Property bordered by East Broadway, Riverside Boulevard, the Ocean Beach Park, and Long Beach Boulevard, Long Beach, New York and also known as Section 59, Block 116, Lot(s) 38, on the Nassau County Land and Tax Map. The aforementioned public hearing was held pursuant to Court Order of the New York State Supreme Court, Nassau County, in a decision dated January 22, 2018, rendered in the Matter of Kirklin, et al, v. Zoning Board of Appeals, Index No. 3204/2017.

**DECISION: GRANTED**

Case #2622: Application of LBH 249 LLC of 2555 Ocean Avenue, Brooklyn, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.15(A) Use; 9-105.15(B) Front Yard; 9-105.15(E) Height; 9-105.15(H) Off-Street Parking for an Extension of Variance #2622 in order to convert an existing office building into a 23 unit multiple dwelling at 249 East Park Avenue, Long Beach, NY also known as Section 59, Block 124, Lots 19-23, 177 & 179 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2994: Application of Gregory Quinn of 736 West Bay Drive, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.1(b) Height; 9-105.1(d) Side Yard to elevate the existing house at 736 West Bay Drive, Long Beach, NY also known as Section 59, Block 1, Lot 9 on the Nassau County Land and Tax Map.

**DECISION: Height Variance GRANTED; Side Yard Variance DENIED**

Case #2995: Application of Baocai Sun of 56-05 184<sup>th</sup> Street, Fresh Meadows, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(d) Side Yard; 9-105.3(e) Rear Yard to elevate the existing house with a one and two story addition at 86 East Pine Street, Long Beach, NY also known as Section 59, Block 92, Lot 197 on the Nassau County Land and Tax Map.

**DECISION: GRANTED, as Amended**

Case #2997: Application of Ryan & Lindsay Voight of 119 Wilson Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(d) Side Yard; 9-105.6(e) Rear Yard for a proposed 2 story addition at 119 Wilson Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 39 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #2778: Application of Cornelius Dugan of 63 Wyoming Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(c) Front Yard for a Modification to Variance #2778 for new front decks to the property line at 63 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 235, Lot 48 on the Nassau County Land and Tax Map.

**DECISION: DENIED**

Case #2998: Application of Edwin Verastegui of 229 East Fulton Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(c) Front Yard to the elevate existing single family house at 270 State Street, Long Beach, NY also known as Section 59, Block 118, Lot 33 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3000: Application of Robert Filter of 91 Vermont Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for a new front deck at 91 Vermont Street, Long Beach, NY also known as Section 59, Block 232, Lot 34 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3001: Application of Tim Kramer of 361 East Broadway, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.11(B) Height for a proposed 2nd story addition at 361 East Broadway, Long Beach, NY also known as Section 59, Block 144, Lot 69 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3002: Application of Judy Knoop of 97 California Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(D) Side Yard; 9-105.5(E) Rear Yard to elevate the existing residence at 97 California Street, Long Beach, NY also known as Section 59, Block 242, Lot 31 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3003: Application of Little Acres Ltd. of 391 Long Beach Road, Island Park, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(B) Height to elevate the existing house at 3 Boyd Street, Long Beach, NY also known as Section 59, Block 218, Lot 51 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3004: Application of Sprint Spectrum Realty Co. LLC of 5550 Merrick Road, Massapequa, NY and Granada Towers Condominium of 310 Riverside Boulevard, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 13-128(B) for the addition to three (3) panel antennas and related equipment to existing pipe mounts within the Sprint leased area at 310 Riverside Boulevard, Long Beach, NY also known as Section 59, Block 110, Lot 141 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3005: Application of Charles & Lisa Princiotta of 22 Sandra Drive, Smithtown, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(C) Front Yard; 9-105.3(D) Side Yard for a new front porch, and rear deck with swimming pool at 354 West Market Street, Long Beach, NY also known as Section 59, Block 45, Lot 16 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3006: Application of Amanda Kitaeff of 32 Wyoming Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.5(C) Front Yard for rebuilding the front deck at 32 Wyoming Avenue, Long Beach, NY also known as Section 59, Block 258, Lot 12 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3007: Application of Theresa & Calvin Polivy of 657 West Chester Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.3(B) Height; 9-105.3(C) Front Yard; 9-105.3(D) Side Yard to elevate the existing single family dwelling at 657 West Chester Street, Long Beach, NY also known as Section 59, Block 11, Lot 151 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3008: Application of Nina Weisenreder of 108 Taft Avenue, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.6(B) Height to elevate the existing house at 108 Taft Avenue, Long Beach, NY also known as Section 59, Block 193, Lot 20 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3009: Application of Sean Butler of 18 Barnes Street, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.8(D) Side Yard; 9-105.8(E) Rear Yard; 9-106.1(7) Fence Height Limitations for a proposed deck and fence at 18 Barnes Street, Long Beach, NY also known as Section 59, Block 224, Lot 18 on the Nassau County Land and Tax Map.

**OPEN FOR VOTING**

Case #3010: Application of Gregory Beach of 109 Mitchell Avenue, Long Beach, NY for a variance from the following sections of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking; 9-113.2(H) Off Street Parking Size for new off street parking in the front yard at 109 Mitchell Avenue, Long Beach, NY also known as Section 59, Block 198, Lot 44 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3011: Application of Frank Ott of 675 East Olive Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-105.2(B) Height for a 2<sup>nd</sup> story addition at 675 East Olive Street, Long Beach, NY also known as Section 59, Block 186, Lot 42 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Case #3012: Application of Hope Baylow of 356 East Chester Street, Long Beach, NY for a variance from the following section of the Zoning Code of Ordinances of the City of Long Beach, NY: 9-113.2(G) Off Street Parking for off street parking in the front yard at 356 East Chester Street, Long Beach, NY also known as Section 59, Block 139, Lot 73 on the Nassau County Land and Tax Map.

**DECISION: GRANTED**

Dated: May 24, 2018  
Long Beach, N.Y.

Rocco J. Morelli  
Chairman